

VILLA 1211
LAGOON VILLA CONDOMINIUM
OR 147/577

DEMARCO FREDERICK C LVG TRUST/DEMARCO FREDERICK C
30563 N MAGNOLIA XING
SELBYVILLE, DE 19975

2024

01-6N-29-V290-1211-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	
Recreation	POOL	POOL 100	
Location	END	END 100	
View	GOLFCOURSE	GOLFCOURSE 100	
Balcony	FEP 180	FEP 180 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS	1,250		1,250

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
8329000		1,250				1973	1973	100	100	0														
1 CONDO - 0% - 2024																								
HX Base Yr																								
1211 BEACH WALKER RD, FERNANDINA BEACH																								
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				534,000	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				534,000	
SOH/AGL Deduction				0	
ASSESSED VALUE				534,000	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				534,000	
TOTAL JUST VALUE				534,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				556,000	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2621/1432	2/24/2023	WD Q	I	01	655,000
GRANTOR: HOWORT PHILIP H & ANG					
GRANTEE: DEMARCO FREDERICK L					
2081/0966	10/26/2016	WD Q	I	02	275,000
GRANTOR: MCFARLAN DOUGLAS R &					
GRANTEE: HOWORT PHILIP H & A					
BUILDING NOTES					
BUILDING DIMENSIONS					

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									